

580 THIRD STREET BUSINESS PARK

580 THIRD STREET, LAKE ELSINORE, CALIFORNIA 92530

FOR LEASE

**+/- 1,430 SF - +/- 1,500 SF
INDUSTRIAL SPACE**



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

(951) 297-7434 | cpastor@cbcsocalgroup.com

CalDRE License # 01403298



**COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- Small industrial spaces for lease
- Reception area, 1 private office, balance of space is warehouse with front loading roll up door
- M-1 zoning – City of Lake Elsinore
- Close proximity to I-15 free via Central Avenue, on/off ramp
- Located near a number of new retail and restaurants including: Lowe's, The Home Depot, Costco, Chili's Wendy's, Panda Express, Target, Marshalls, Panera, and more



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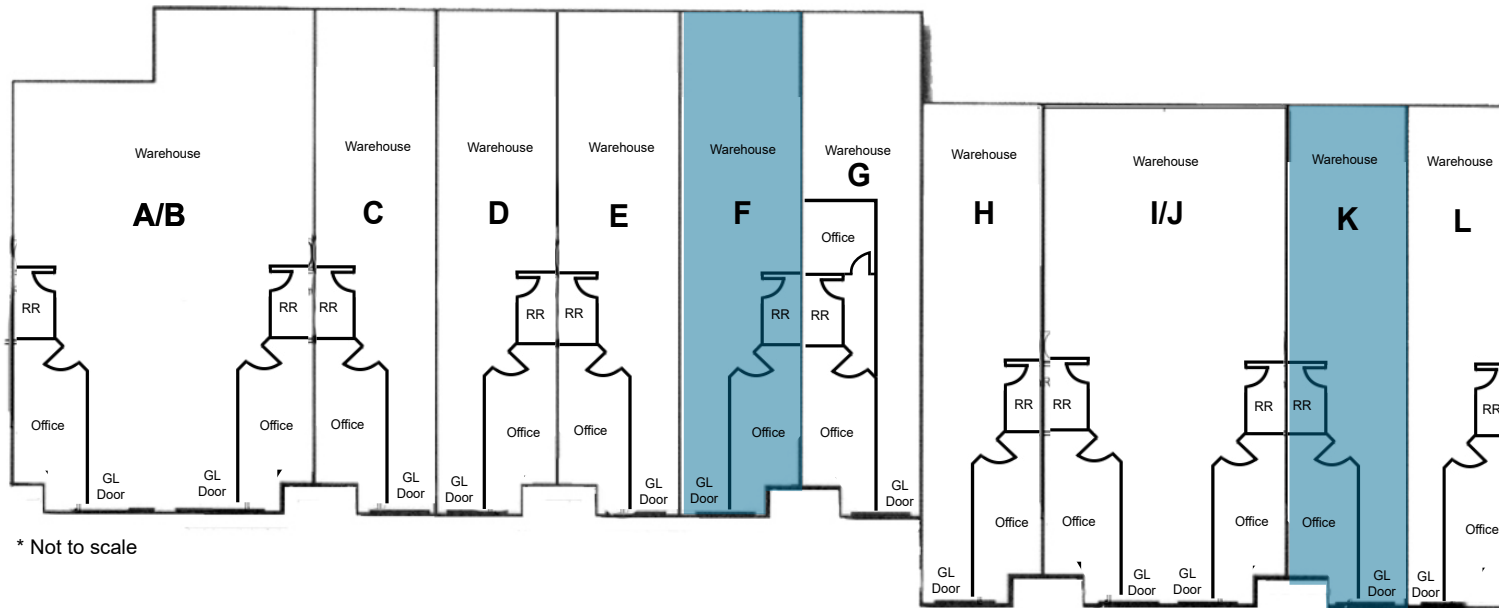
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AVAILABILITY

UNIT	UNIT SIZE	MONTHLY RENTAL RATE	DESCRIPTION
F	±1,430 SF	\$1,430.00 Base Rent + \$830.00 CAOE* Per month	Reception area, 1 restroom, warehouse with roll up door.
K	±1,500 SF	\$1,500.00 Base Rent + \$870.00 CAOE* Per month	Reception area, 1 restroom, warehouse with roll up door.

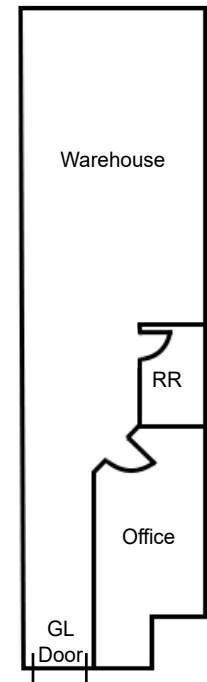
* 2025 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

SITE PLAN



* Not to scale

Typical Floor Plan



* Not to scale

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27368 Via Industria | Suite 102
Temecula | California | 92590
t 951.200.7683 | f 951.239.3147
cbcsocalgroup.com



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